



General Virginia-Highland Civic Association Board Meeting
Meeting Minutes
February 9, 2026 - 7:00 - 9:00 PM

Grace Lutheran Church
1155 N Highland Avenue NE
Atlanta, GA 30306

Zoom Meeting
<https://us06web.zoom.us/j/89794061574>

VHCA Directors: Adam Faust (President), Tim Langon (Vice President), Karri Hobson-Pape (Secretary), Mary Frances Jones (Co-Treasurer), Rob Glazer (Co-Treasurer), Miguel Barrios, Melissa Clark, Kevin Cronin, Amy Harward, Jennifer Hardwick, Alex Bevel Jones

Community Members In Attendance:
Approximately 25 in person and online

Call to Order

The meeting was called to order at 7:02 pm by Adam Faust, VHCA President 2025-2026. A Quorum was established. All board members in attendance except Melissa Clark and Jennifer Hardwick.

Faust read the following prologue to begin the meeting:

Welcome, everyone, to the Virginia-Highland Civic Association meeting. As we gather here, we'd like to first express our gratitude to each of you for joining. This association has proudly served our neighborhood for over 50 years, powered entirely by dedicated volunteers who give their time and energy to help shape a stronger, more vibrant community. Together, we work on initiatives that support our parks, guide thoughtful planning, and bring neighbors together in meaningful ways.

We know that Virginia-Highland is home to a diverse group of voices, and with that comes a wide range of perspectives. While we may not always agree, we hope that everyone feels comfortable to share their thoughts in a way that is both respectful and neighborly. Disagreement is ok. Disrespect will not be tolerated. Let's continue to build on our legacy by focusing on what connects us and working together for the future of our community. Thank you for being here and for being part of this ongoing work.

Approval of Agenda

Motion #1:
(Faust/Cronin) Motion to approve the agenda.
Motion Passed 9 in favor/ 0 opposed.



Adam Faust	<i>Approved</i>	Melissa Clark	-
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones	<i>Approved</i>	Jennifer Hardwick	-
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios	<i>Approved</i>		

Brief Neighbor Updates

- Ron Glancy shared update about Trees Atlanta planting of 60 trees past weekend; another planting in coming weekend. Request to support Trees Atlanta

Consent Agenda

Motion #2:

(Faust/Cronin) Motion to approve the consent agenda, including September 2025 minutes and residential variance and liquor license.

- Approval of Minutes
 - Minutes - January 2026 Board Meeting
- Planning - Variances (Unanimously approved by Planning Committee)
 - V-26-011 - 794 North Highland Ave NE (Atkins Park Restaurant)
 - New owner of Atkins Park building introduced himself.
 - Discussed ways to activate North Highland Park
 - Sandra Spoon will check to be sure
- Approval of Prior Month Financial Reports

Motion Passed 9 in favor/ 0 opposed.

Adam Faust	<i>Approved</i>	Melissa Clark	-
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones	<i>Approved</i>	Jennifer Hardwick	-
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios	<i>Approved</i>		

Guests and Elected Officials

- Guests and Elected Officials
 - Atlanta Police Department - Lt Carroll, Zone 6 APD - Present

	Jan / Feb 2026 Period	Dec 2025 / Jan 2026 Period	Nov / Dec 2025 Period
Property Crimes	20	29	46
Burglaries	1	1	0
Motor Vehicle Thefts	5	6	3
Thefts from Motor Vehicles	6	12	29

- Amy Harward shared neighbor concerns about person on bikes that is stealing bike is becoming more common; Rob Glancy can send pictures. Email any pictures to his email.
- City Councilman District 2 - Kelsea Bond - present
 - Kelsea Bond introduced herself as new representative and Biana Garcia, Constituent Services Staffer. Committees serving on Zoning. Boundaries: South Virginia-Highland, south of Virginia Avenue. Smallest district geographically. kbond@atlantaga.gov
 - Yard Waste Pick up - have heard alot of concerns about this from constituents. Considering brown yard bins vs paper bags that fall apart.
 - Monthly Get Coffee with Councilperson event. Trying to do monthly.
 - District #2 newsletters.
- City Councilman District 6 - Alex Wan - present
 - World Cup - 120 days. A lot of road work will begin downtown. Result: a lot of other projects will be put on the backburner.
 - Monroe Drive update - final drawings were supposed to be posted 2/9/26. Late March / Early April are supposed to have another community engagement session. Will try to time breaking ground when Midtown High School gets out. Still negotiating easements with Woody's.
 - Kevin Cronin requested that construction to start after Summerfest (June 8th)
 - MARTA bus redesign will take place in April. If you ride and use buses now - if a red sign, the stop will go away.
 - Yard Waste fiasco in December - Wan wants to test out 311 and the concerns were being marked as completed. Have to use the portal when using 311 ATL311.com, request to share those case numbers with Alex Wan's office and they are going to try to track them. Having case numbers will help..
 - Zoning 2.0 - Timing should be Q2 when it is dropped to council and they intend for vote immediately; not sure when it will be effective (VHCA heard in the fall).
 - APS Property Tax Cap vs Millage rate - Alex Wan hasn't heard anything further.
 - Trash Problem on Bonaventure / St. Charles - everyone leaves cans on the street - were single family homes; city offers back yard pick up but these people won't pay for it. Seeking solutions for these neighbors; no enforcement.
 - Recommendation from Alex Wan: Call code enforcement on Tues/Wed.
 - Langon requested back alley access to trash; Kelsea Bond will follow up.



- *Mary Frances Jones*
- *Blair Ness*
- *Matt Perrine*

- This is a two-year term.
- Have not designated the roles (Chair, etc). Will know position by March 2026 meeting.
- The Parks Chair, Miguel Barrios in 2026, will always have a seat on the board

Motion Passed 9 in favor/ 0 opposed.

Adam Faust	<i>Approved</i>	Melissa Clark	-
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones	<i>Approved</i>	Jennifer Hardwick	-
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios	<i>Approved</i>		

- 2026 Community Impact Grants (CIG) for NPU
 - North Highland Park sign - Two volunteers at Atkins Park started; Miguel Barrios will help to work with APNA volunteers to complete it. Need a quote from the sign company. Intention is that the sign would look similar to the one at John Howell Park (near Barnett and Virginia Avenue)
 - Cronin considered additional flags for crosswalks at YWCA (Adair/North Highland) and can extend flags to other crosswalks. Cronin will complete this to submit.
- Results of North Highland Park Survey - To share ppt at the next meeting.
 - Langon asked Katie Voepel if VHD had plans to utilize park at all.

- Finance Committee / Treasurer Update (Adam Faust, Mary Frances Jones, Rob Glancey)

Motion #5:

(MF Jones/Cronin) Motion to approve the Financial Approval Process as presented below:

VHCA Financial Approval Processes

This document provides guidance for VHCA board members and volunteers on standard procedures for approving expenses, processing reimbursements, and executing contracts on behalf of the Association.



Expense Approvals

All expenses must have budget authorization before being incurred. Authorization can come either from the approved annual budget or through the approval process outlined below.

Expenses within approved committee budgets: Committee chairs may approve expenses that fall within their committee's approved annual budget allocation without additional approval.

Expenses outside approved budgets:

- Up to \$500: Requires Treasurer approval (email approval is sufficient)
- Over \$500: Requires board vote at a regular or special board meeting
- Over \$5,000: Requires finance committee approval and two-thirds board vote at a regular or special board meeting

Expense Reimbursements

Volunteers must get written approval from their committee chair (or the committee's board representative if the chair is not a board member) before spending personal funds on behalf of the Association. Expenses over \$500 cannot be reimbursed -- these must be paid directly by the Treasurer.

Submitting reimbursement requests:

- Submit to treasurer@vahi.org within 14 days of the expense
- Include a detailed description of the purchase
- Attach the original receipt

Processing timeline:

- Reimbursements are paid by mailed check
- Allow up to 14 days from receipt of request for processing

Contract Execution

Before any contract can be signed, the associated expenses must be authorized either in the approved annual budget or through the expense approval process above

Contract signing authority:

- Contracts up to \$5,000: Must be approved by Treasurer; May be signed by any board member once budget is approved
- Contracts over \$5,000: Must be signed by Treasurer
- Multi-year contracts: Must be signed by two officers regardless of annual contract value



Payment Processing

All payments follow the check-signing requirements in the VHCA Bylaws (Section 7.2). Checks over \$1,000 require sign-off from two officers.

Questions

Contact the Treasurer (treasure@vahi.org) or Finance Committee Chair (budget@vahi.org) with any questions about these procedures.

This policy operates within and is subject to the authority granted to the Board under the VHCA Bylaws, particularly Articles III, VI, and VII.

- If we have an attorney on our board, the attorney should review any significant board.
- This financial process does not apply to the c4 / affiliate organization and Friends of JHP organization.

Motion Passed 9 in favor/ 0 opposed.

Adam Faust	<i>Approved</i>	Melissa Clark	-
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones	<i>Approved</i>	Jennifer Hardwick	-
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios	<i>Approved</i>		



■ Budget 2026

- Rob Glancy and Mary Frances Jones presented 2026 budget.
- Amy Harward pleased to see the educational grants are still high
- Amy Harward voiced concern about Summerfest model. Miguel Barrios agreed with concern. Cronin shared that now is the time to work on 2027 model. Glancy shared that we need committee leads for 2027 early in July. Glancy shared that this has been heart of community for 40 years.
- Annual budget must pass by 2/3 of board.

Motion #6:

(MF Jones/Glancy) Motion to approve the 2026 VHCA Annual Budget as stated below:

VHCA BUDGET (2/9/2026)

2/9/2026

	APPROVED 2026 Budget	2025 ACTUALS	
Income			
General Income - Friends of VaHi	5,000.00	20,828.04	
General Income - Filming	2,500.00	1,500.00	
Contribution Income - Fire Station #19 (Restricted)	0.00	870.00	2025 balance reflects funds held for FS #19
History Committee Income	4,550.00	320.79	2025 actuals based on Venmo receipts and history book royalties. 2026 budget includes Q1 History Tour
Parks Income		135.00	2025 actuals is donation income. This line includes rental fees, but excludes donations to JHP donations and NHP after 9/16/25
New fundraisers (Pickleball, Garden Tour, Intown10, Kickball)	0.00	0.00	
Home Tour Income	90,000.00	119,924.08	
Summerfest Income	0.00	325,065.85	Expected 2026 net revenue: \$48K
Total Income	102,050.00	468,643.76	
Expenses			
General Operations	12,500.00	18,588.79	
Administration	2,500.00	2,401.85	This includes Zoom, Gsuite, storage, annual reg, bank fees and facilities rentals for member mtgs. (We pay Morningstar \$144/yr for \$2000 insurance?)
Accounting	6,000.00	5,065.79	
Insurance	5,000.00	6,813.00	2026 NHP insurance moved to VHRC-C4
Legal	1,500.00	6,710.00	2026 budget for unplanned legal support for NHP, trademarking TOH, joint venture with VHD & VHSP, etc
Volunteer Events	3,500.00	92.20	Volunteer appreciation and recruitment event (This was previously called Neighborhood/Social Events)
Communications Committee	11,000.00	16,517.17	Includes website maintenance and Mailchimp
Education & Grants Committee	6,000.00	3,500.00	
Education & Discretionary Grants	6,000.00	3,919.55	MHS (\$1,000), Howard (\$750), SPARK (\$500), VHE (\$500), Morningside Community Foundation (\$500), Grace Lutheran (\$250), Firestation #19 (\$419.55-includes gift card fees)
Fundraisers	32,067.92	322,599.21	



2026 Home Tour Expenses	20,000.00	--	
2025 Home Tour Expenses	3,271.92	18,622.62	2025 actuals includes a manual adjustment of \$5500 for Launch PR paid by Barry before the accounting consolidation was complete
Summerfest Expenses	5,000.00	303,976.59	
New fundraiser (Pickle, Garage/Garden, Intown10)	0.00	0.00	Need committee volunteers and plan for one or more of these
History Committee Expenses	3,796.00	0.00	
Parks Committee	19,500.00	3,825.85	
General	500.00	787.30	
John Howell Maintenance	7,000.00	2,438.55	
Orme Park Maintenance	500.00	0.00	
Triangle Park Maintenance	1,500.00	600.00	
NHP Maintenance		6,356.44	Expenses paid by VHCA
NHP Maintenance Maintenance Grant	10,000.00		Annual/intermittent grants to VHRC(C4) to close the funding gap
Planning Committee	8,000.00	2,000.00	
Consulting & Research	8,000.00	2,000.00	Portman, Selig, other Ponce projects
Safe Streets Committee	1,000.00	3,615.00	Tactical urbanism communications / community engagement
Total Expenses	89,067.92	367,031.02	
Net Operating Income	12,982.08	101,612.74	
Margin	0.13	0.22	
	12,982.08		
	89,067.92		

Motion Passed 7 in favor/ 2 opposed.

Adam Faust	<i>Approved</i>	Melissa Clark	-
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Opposed</i>
Mary Frances Jones	<i>Opposed</i>	Jennifer Hardwick	-
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios	<i>Approved</i>		

- Fundraising
 - VAHI Yard Sale! Sunday, March 29th (Amy Harward)
 - Directing all donations to Friends of John Howell Park, LLC; \$50 required donation
 - Deadline to sign up is week before; all maps will be digital / Google map
 - Discussion about working with an organization for post-yard sale pick ups.



- Summerfest 2026 Planning Update (Alex Bevel Jones)
 - AB Jones shared that there are no volunteer leaders for Summerfest this year. Feels that the model is broken. The community needs to come out to support this. VAHI has year-round programming now with events (e.g. Mardi Gras). VHCA needs to get out of events business - VHD has paid staff. Conveyed need for the community to rally around this.
 - Cronin asked what the volunteers roles are that we need. AB Jones passed the discussion to Chris F - 5K lead, sponsorship lead, volunteer coordinator for day-of, Artist market successor role for Betty.
 - AB Jones conveyed that Betty Baumann is an extraordinary volunteer; we critically need someone to continue for future.
 - AB Jones hasn't started working with marketing communications
 - Other board members emphasized that there are neighbors that will volunteer if asked. Katie Voepel conveyed that the only way to engage volunteers is to say "it's really fun" not doom and gloom.
 - AB Jones conveyed we have great bands, great artists, water-centered kidsfest.

- Films in VAHI (Mary Frances Jones)
 - Received \$500 in the last month.

- VHCA Merchandise - new vendor

- Tour of Homes Update (Melissa, Amy)

- Planning Committee (Kevin Cronin)
 - VHCA Townhall - Selig Development on Ponce de Leon planned for Monday, February 23 @ 7pm at Virginia-Highland Church. Focus on area along Ponce de Leon at Bonaventure and 4 parcels west.
 - Will create webpage for planning when VHCA receives final plans.
 - Portman on Ponce - will have an update from Aaron as they will
 - Affordable Housing Project update on Ponce de Leon Ave - will also have a discussion with Aaron. Have not put out an RFQ yet. Looking at 150 affordable housing/retail space.
 - Kady DeWees (NPU-F Chair) shared that it is 1/3 low income, 1/3 workforce housing (first responders, businesses close), 1/3 market rate.
 - Cronin anticipates that they will have more information in early fall.
 - Historic buildings would remain but street would be redevelop to match land use today (e.g. taller building). Briarcliff Summit will remain as one of the tallest buildings.

- History Committee
 - Hobson-Pape shared that History Tours of Virginia-Highland planned for Saturday, February 21 & 22 - registration is open!
 - Need help to promote it - <https://vahi.org/history-tour-registration/>

- Parks Committee (Miguel Barrios)
 - North Highland Park - Strategy (Kevin Cronin)



- Results of NHP Survey - Link
- North Highland Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - Haven't set up clean up yet.
 - John Howell Park - Renovation Initiative (Jim Coe / Mary Frances Jones)
 - John Howell Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - March 7th next clean up
 - Orme Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - Feb 21st next clean up
- Safe Streets Committee (Amy Harward, Jennifer Hardwick)
 - Tactical Urbanism Bike Lane Update. Hardwick would like to get feedback in the next few months. Will need to get on-going community input, to date has been generally positive. Will go door to door for feedback from church on to talk to neighbors.
- Communications Committee (Amy Harward)
 - VHCA website refresh & Committee audit of pages to look for outdated information, missing information, or broken links
- Elections Committee - No update

Old Business

- None

New Business

- None

Adjournment

Meeting ended at 8:50 pm.

Respectfully submitted by:
Karri Hobson-Pape